

**CITY OF HAZELWOOD
REGULAR COUNCIL MEETING
MARCH 19, 2025**

CALL TO ORDER

A regular meeting of the Hazelwood City Council was called to order by Mayor Matthew G. Robinson at 6:30 p.m. on Wednesday, March 19, 2025, in the Council Chambers of Hazelwood City Hall, 415 Elm Grove Lane.

Mayor Robinson asked those present to join in a moment of silent meditation followed by the Pledge of Allegiance.

On roll call the following members of the Council were present:

William C. Hoops, Jr.
Robert M. Aubuchon
Job Marquez
Kelly Wadlow
Matthew G. Robinson
Lisa M. Matlock
Warren H. Taylor
Robert C. Smith
Jen Hatton

City Clerk Julie Lowery declared a quorum was present. Also present were Interim City Manager David Leezer and Associate City Attorney Phillip Boyd.

AGENDA

There being no amendments proposed, Mr. Taylor moved, seconded by Ms. Matlock, the adoption of the agenda as printed. The motion passed unanimously.

**CONSENT
AGENDA**

Mr. Hoops moved, seconded by Ms. Wadlow, to amend the agenda to remove the closed session. The motion passed unanimously.

Mr. Hoops motioned, seconded by Ms. Wadlow, to adopt the consent agenda as amended. The following vote was recorded on the motion:

AYE - 9

NAY - 0

Mr. Hoops
Mr. Aubuchon
Mr. Marquez
Ms. Wadlow
Mayor Robinson
Ms. Matlock

Mr. Taylor
Mr. Smith
Ms. Hatton

The motion passed unanimously and the consent agenda was adopted.

**APPROVAL OF
MINUTES**

Mr. Hoops moved, seconded by Ms. Wadlow, to approve the minutes of the March 5 Council meeting as submitted. The motion passed unanimously.

SPECIAL ORDER OF BUSINESS

**POLICE OFFICER
OF THE YEAR**

Police Chief James Hudanick presented Detective Austin Busick with the 2025 Police Officer of the Year Award.

Chief Hudanick stated Detective Austin Buzick, a former University of Tennessee at Martin baseball player with a degree in Business Administration, joined the Hazelwood Police Department in 2020. After serving in the Neighborhood Patrol Team, he moved to the Criminal Investigative Team in 2023 and joined the Major Case Squad in 2024. Detective Buzick has made a notable impact, leading investigations into the Back-Street Boys (BSB) gang, resulting in 24 charges against six juveniles. He also helped solve a homicide case with the U.S. Marshals and identified a repeat offender in an indecent exposure case. Recognized for his thorough investigative work and dedication to justice, Detective Buzick is a vital asset to the Hazelwood Police Department and deserving of the Hazelwood Police Officer of the Year award.

**PD CIVILIAN EMPLOYEE
OF THE YEAR**

Chief Hudanick presented Animal Control Officer (ACO) Dan Barr with the 2025 Police Department Civilian of the Year Award.

Chief Hudanick commended ACO Dan Barr for his dedication and 18 years of experience, 12 of which have been with Hazelwood. Certified by the Missouri and National Animal Control Associations, ACO Barr specializes in animal handling, cruelty investigations, and public education. He has played a vital role in operations, including the seizure of 15 malnourished horses with the Humane Society of Missouri's Animal Cruelty Task Force. Additionally, he enhances community safety through traffic control and supports local outreach programs like the TEAM Food Pantry and the Special Olympics. Recognized for his strong work ethic and problem-solving skills, Dan has had perfect attendance for 11 years and is a deserving candidate for the Hazelwood Police Civilian of the Year award.

PROCLAMATIONS AND RESOLUTIONS - None

CITIZENS HEARINGS AND PRESENTATION OF PETITIONS

Mayor Robinson explained the procedures to be followed during a hearing. He invited anyone desiring to make a comment to come forward at this time.

THANK YOU

Jessica Platt of 512 Foxtrail Drive thanked staff for their efforts in cleaning up after the recent storms and tornadoes.

CITY MANAGER'S STATUS REPORT

Mr. Leezer gave residents and the Council updates regarding City properties and activities.

Mr. Leezer reported that the apartment owners of 5230 Ville Rosa Lane applied for a permit for renovations on January 11, 2024, but failed six framing inspections before passing building one on January 13, 2025. On March 4, 2025, the Police and Code Enforcement officers found trash, litter, building materials, and ruts in the grass during an exterior inspection. Warnings had previously been issued for these violations. The owner has been summoned to court for these issues.

Mr. Leezer reported that 9085 Dunn Road, the former Bar 270 site, has completed wet demolition and is awaiting sewer and water tap disconnects. Once finished, the owners must apply for a Hazelwood demolition permit. They received copies of unpaid fence rental invoices, most of which have been sent to St. Louis County for tax inclusion. This year's invoices, not yet sent to the County, were provided with payment instructions to avoid additional tax fees. The owners are working with staff regarding their plans for a new building.

Mr. Leezer notified residents that despite the recent storms, limb collection schedules will not be altered. The program begins on April 14, and all the information needed is on the City's website.

PUBLIC HEARINGS - None

COMMUNICATIONS

MLMSTL NEWSLETTER

The January 2025 issue of The Link Newsletter was received from the Municipal League of Metro St. Louis.

STLCO ISO RATING

A notice regarding the Hazelwood FPSA Public Protection Classification ISO rating was received from ISO.

EWGCG BRIEFINGS

The March 6 issue of Briefings was received from the East-West Gateway Council of Governments.

PROPOSITION B

A letter regarding opposition to Proposition B was received from retired Florissant Mayor Thomas Schneider.

EWGCG BRIEFINGS

The March 16 issue of Briefings was received from the East-West Gateway Council of Governments.

Mr. Hoops moved, seconded by Ms. Wadlow, to receive and file all communications. The motion passed unanimously.

UNFINISHED BUSINESS - None

MAYOR AND COUNCIL REPORTS

THANK YOU Mr. Aubuchon and Mr. Hoops expressed thanks to the Fire Department and Public Works Department for their outstanding work during the storms.

Mayor Robinson stated he was impressed by seeing neighbors helping each other during the storms.

WORK SESSION No items were added to the May 14 Council work
AGENDA ITEMS session agenda.

CITY MANAGER'S REPORT

CONTRACT Public Works Director David Stewart reported staff
PARTITION WALL recommends approval of a contract with Golterman & Sabo to purchase and install new partition walls at Civic Center East at a cost not to exceed \$42,992.

Mr. Stewart stated that the current fiscal year budget includes \$46,500 to replace the partition walls in the large multipurpose room at Civic Center East. This update will enable the room to be divided into three separate spaces for rentals. The existing partition is 35 years old, no longer locks into position, and replacement parts are unavailable. Golterman & Sabo were the lowest most responsible bidder at \$42,992.

Mr. Aubuchon moved, seconded by Mr. Hoops, to concur with the staff recommendation to approve a contract with Golterman & Sabo to purchase and install new partition walls at Civic Center East for \$42,992 and to place the draft bill on this agenda for introduction. The motion passed unanimously, and the bill was added to the agenda as item 17.a.

AMEND CHAPTER 405 Chief Hudanick stated the City has received multiple
ZONING REGULATIONS complaints from citizens regarding improperly parked travel trailers and other vehicles in residential areas.

Chief Hudanick stated to resolve these issues and improve clarity and consistency, staff has proposed several solutions. First, consolidate and clarify the prohibition on parking on unimproved surfaces to avoid conflicting rules. Regarding travel trailers, it is suggested to differentiate between temporary parking and long-term storage, with long-term storage prohibited on residential property unless enclosed. For commercial vehicle parking, staff suggests that such vehicles be allowed on private property only if parked in an enclosed garage or during active construction. On public streets, commercial vehicles would be permitted only for temporary loading, unloading, service calls, or emergencies, and would require a permit from the Police Chief and requires a permit to unload or is an emergency.

Staff also recommends establishing clear standards for the Zoning Administrator's discretion regarding parking by requiring decisions to be based on established industry standards, comparable uses, and submitted parking studies. Additionally, they proposed codifying the reduction process for shared parking arrangements, allowing the Zoning Administrator to reduce parking requirements by up to 25% if a parking study demonstrates that shared use of available parking would not create shortages. The City Attorney's office is currently drafting these amendments, pending further input from the Council. The matter will be referred to the City Plan Commission for further consideration.

During the discussion, Mr. Smith asked about the number of registered travel trailers.

Chief Hudanick stated an estimated 150 to 200 citywide.

Mr. Smith suggested that travel trailers should only be allowed behind the sidewalk line on approved surfaces.

Ms. Wadlow noted that sections 405.595 and 420.250 (e & g) address similar issues and suggested consolidating them into one section for consistency. She also recommended including clear definitions for RVs, motorhomes, and travel trailers.

Ms. Wadlow asked how the boundaries for these definitions are determined and whether there are any restrictions on the use of propane near residences.

Chief Luley stated that propane use near residences is allowed, provided that safety precautions are followed.

Ms. Wadlow further inquired whether a travel trailer that is leveled and connected to utilities could be used for habitation.

Chief Hudanick responded that such use would only be permitted in an I-2 Heavy Industrial District with a Special Land Use Permit.

Mr. Smith also requested clarification on what qualifies as a commercial vehicle.

Chief Hudanick explained that a commercial vehicle is defined as a work truck or any vehicle registered for over 18,000 pounds.

Ms. Wadlow requested the definition of a Zoning Administrator.

Chief Hudanick stated that he believes it pertains to the Planning and Zoning Commission. He mentioned that he is reviewing the terminology, as it is an older term used in the Code.

Mayor Robinson stated that this issue would be referred to the City Plan Commission for further consideration

**QRTL REPORT
PUBLIC WORKS**

Mr. Stewart gave a quarterly report of the Hazelwood Public Works Department.

Mr. Stewart reported that following the recent storm/tornado event, Public Works removed 25 trees, cleared curbside debris, and hauled away 145 truckloads of tree debris. Large trees blocking Chapel Ridge, Flamingo, and Tamma have been cleared. Eight trees were also down at Howdershell Park. The Beldts building is being used for temporary tree debris storage, and a tub grinder will be purchased to chip the trees. Mr. Stewart commended the crews for their hard work in clearing roads and neighborhoods.

Mr. Stewart informed the Council that winter operations included seven snow events and the use of 1,300 tons of salt. A new salt storage facility has been established, and pothole repairs are underway. Residents can request paving repairs through the City's website.

Ms. Hatton asked if residents affected by the storm would receive assistance with downed trees on their properties.

Mr. Stewart replied that unless they are within the designated storm declaration area, they will need to wait for limb collection in their region.

Ms. Hatton also inquired about sidewalk repairs in Riverwood Estates, noting that some sidewalks had been spray-painted.

Mr. Stewart clarified that sidewalk repairs are not part of the road and paving project and that the spray painting may indicate utility relocation.

Mr. Smith asked about the status of dumpsters provided by Republic Services.

Mr. Stewart stated that some dumpsters are already full, and the City is requesting replacements. The dumpsters have been well-received and are being actively used by residents.

Mr. Smith also asked if any right-of-way tree removal is planned for this year.

Mr. Stewart responded that none is scheduled.

CITY ATTORNEY'S REPORT - None

CITY CLERK'S REPORT - None

**COMMISSION AND
BOARD REPORTS**

Mr. Hoops moved, seconded by Ms. Wadlow, to receive and file the minutes of the February 11 Community Enrichment Commission meeting. The motion passed unanimously.

NEW BUSINESS - None

INTRODUCTION AND FIRST READING OF BILLS

CONTRACT PARTITION WALL	Mayor Robinson called for the first reading of a bill to authorize a contract with Golterman & Sabo, Inc. to purchase and install new partition walls at Civic Center East at a cost not to exceed \$42,992.
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There were no objections, and Bill 5164 was read by title only:

AN ORDINANCE AUTHORIZING A CONTRACT WITH GOLTERMAN & SABO, INC. FOR PURCHASE AND INSTALLATION OF PARTITIONWALLS AT CIVIC CENTER EAST AT A COST NOT TO EXCEED FORTY-TWO THOUSAND NINE HUNDRED NINETY-TWO DOLLARS (\$42,992).

Bill 5164 will be on the agenda for second reading on April 2.

SECOND READING OF BILLS AND ACTION ON BILLS

BILL 5160 SLUP EXPANSION 7220 N. LINDBERGH	Mayor Robinson called for the second reading of Bill 5160 to grant an expansion of the Special Land Use Permit for a self-storage facility (mini warehouse) at 7220 North Lindbergh Boulevard.
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There were no objections, and Bill 5160 was read by title only:

AN ORDINANCE AMENDING ORDINANCE 3729-06 BY GRANTING AN EXPANSION OF THE SPECIAL LAND USE PERMIT ISSUED TO MHC 163 (HAZELWOOD MO) LLC, D/B/A EXTRA SPACE STORAGE, FOR SELF STORAGE FACILITY (MINI WAREHOUSE) AT 7220 NORTH LINDBERGH BOULEVARD, TO INCLUDE A BUILDING ADDITION, AND PROVIDING FOR THE REGULATION OF SUCH USAGE.

Mr. Aubuchon moved, seconded by Mr. Hoops, the adoption of Bill 5160 as an ordinance. The following vote was recorded on the motion:

<u>AYE - 9</u>	<u>NAY - 0</u>
Mr. Hoops	
Mr. Aubuchon	
Mr. Marquez	
Ms. Wadlow	
Mayor Robinson	
Ms. Matlock	
Mr. Taylor	
Mr. Smith	
Ms. Hatton	

Bill 5160 was unanimously adopted as Ordinance 5042-25.

BILL 5161 Mayor Robinson called for the second reading of Bill 5161 to SUBDIVISION 5995, 6025 authorize the subdivision of 5995, 6025, and 6045 & 6045 HOWDERSHELL Howdershell Road from one lot into three lots.

There were no objections, and Bill 5161 was read by title only:

AN ORDINANCE APPROVING THE SUBDIVISION OF 5995, 6025, AND 6045 HOWDERSHELL ROAD FROM ONE LOT INTO THREE LOTS.

Mr. Aubuchon moved, seconded by Mr. Hoops, the adoption of Bill 5161 as an ordinance. The following vote was recorded on the motion:

<u>AYE - 9</u>	<u>NAY - 0</u>
Mr. Hoops	
Mr. Aubuchon	
Mr. Marquez	
Ms. Wadlow	
Mayor Robinson	
Ms. Matlock	
Mr. Taylor	
Mr. Smith	
Ms. Hatton	

Bill 5161 was unanimously adopted as Ordinance 5043-25.

BILL 5162 Mayor Robinson called for the second reading of Bill 5162 to
CONTRACT authorize a service agreement with St. Louis County for a
ST. LOUIS COUNTY computer-assisted report writing system.

There were no objections, and Bill 5162 was read by title only:

AN ORDINANCE AUTHORIZING A SERVICE AGREEMENT WITH ST. LOUIS COUNTY FOR A COMPUTER-ASSISTED REPORT WRITING SYSTEM.

Ms. Wadlow moved, seconded by Mr. Hoops, the adoption of Bill 5162 as an ordinance. The following vote was recorded on the motion:

<u>AYE - 9</u>	<u>NAY - 0</u>
Mr. Hoops	
Mr. Aubuchon	
Mr. Marquez	
Ms. Wadlow	
Mayor Robinson	
Ms. Matlock	
Mr. Taylor	
Mr. Smith	

Ms. Hatton

Bill 5162 was unanimously adopted as Ordinance 5044-25.

BILL 5163	Mayor Robinson called for the second reading of Bill 5163 to
AMEND CHAPTER 215	amend <i>Chapter 215 Offenses, Section 215.120 Assault</i>
DOMESTIC ASSAULT	relative to domestic assault.

There were no objections, and Bill 5163 was read by title only:

AN ORDINANCE AMENDING SECTION 215.120 OF THE MUNICIPAL CODE TO CLARIFY THAT THE OFFENSE ASSAULT SHALL INCLUDE THE OFFENSE OF DOMESTIC ASSAULT AND SETTING FORTH THE ELEMENTS OF DOMESTIC ASSAULT.

Ms. Wadlow moved, seconded by Mr. Hoops, the adoption of Bill 5163 as an ordinance. The following vote was recorded on the motion:

<u>AYE - 9</u>	<u>NAY - 0</u>
Mr. Hoops	
Mr. Aubuchon	
Mr. Marquez	
Ms. Wadlow	
Mayor Robinson	
Ms. Matlock	
Mr. Taylor	
Mr. Smith	
Ms. Hatton	

Bill 5163 was unanimously adopted as Ordinance 5045-25.

MISCELLANEOUS BUSINESS AND ANNOUNCEMENTS

COUNCIL MEETING	Mayor Robinson announced the next regular Council meeting would be held Wednesday, April 2, at 6:30 p.m. in the Council Chambers.
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ADJOURNMENT	There being no further business to come before the Council, the meeting was adjourned at 7:23 p.m.
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ATTEST:

Julie Lowery, CMC - City Clerk
City of Hazelwood, Missouri

Matthew G. Robinson - Mayor
City of Hazelwood, Missouri